

HAMILTON AVENUE NORTH

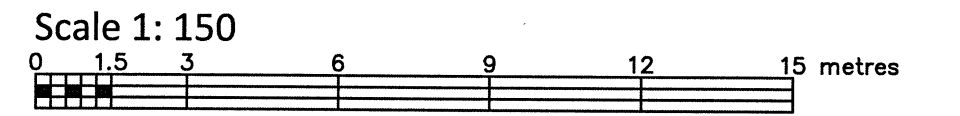
(REGISTERED PLAN 157)
(FORMERLY HAMILTON AVENUE)

PIN 04035 - 0204

SURVEYOR'S REAL PROPERTY REPORT
PART 1 Plan of

PART OF LOT 1348
REGISTERED PLAN 157
CITY OF OTTAWA

FARLEY, SMITH & DENIS SURVEYING LTD. 2023



Metric Note
Distances on this plan are in metres and can be converted to feet by dividing by 0.3048.

Distance Note
Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.99994.

Bearing Note
Bearings are grid, are referred to the Westerly limit of Hamilton Street having a bearing of N 23° 31' 50" W and are referred to the Central Meridian of MTM Zone 9 (76°30' West Longitude) Nad-83 (Original).

For bearing comparisons, a rotation of 0°33'08" counter-clockwise was applied to bearings on P1, P2, P3, P4, P5 & P6.
For bearing comparisons, a rotation of 0°32'38" counter-clockwise was applied to bearings on P7.

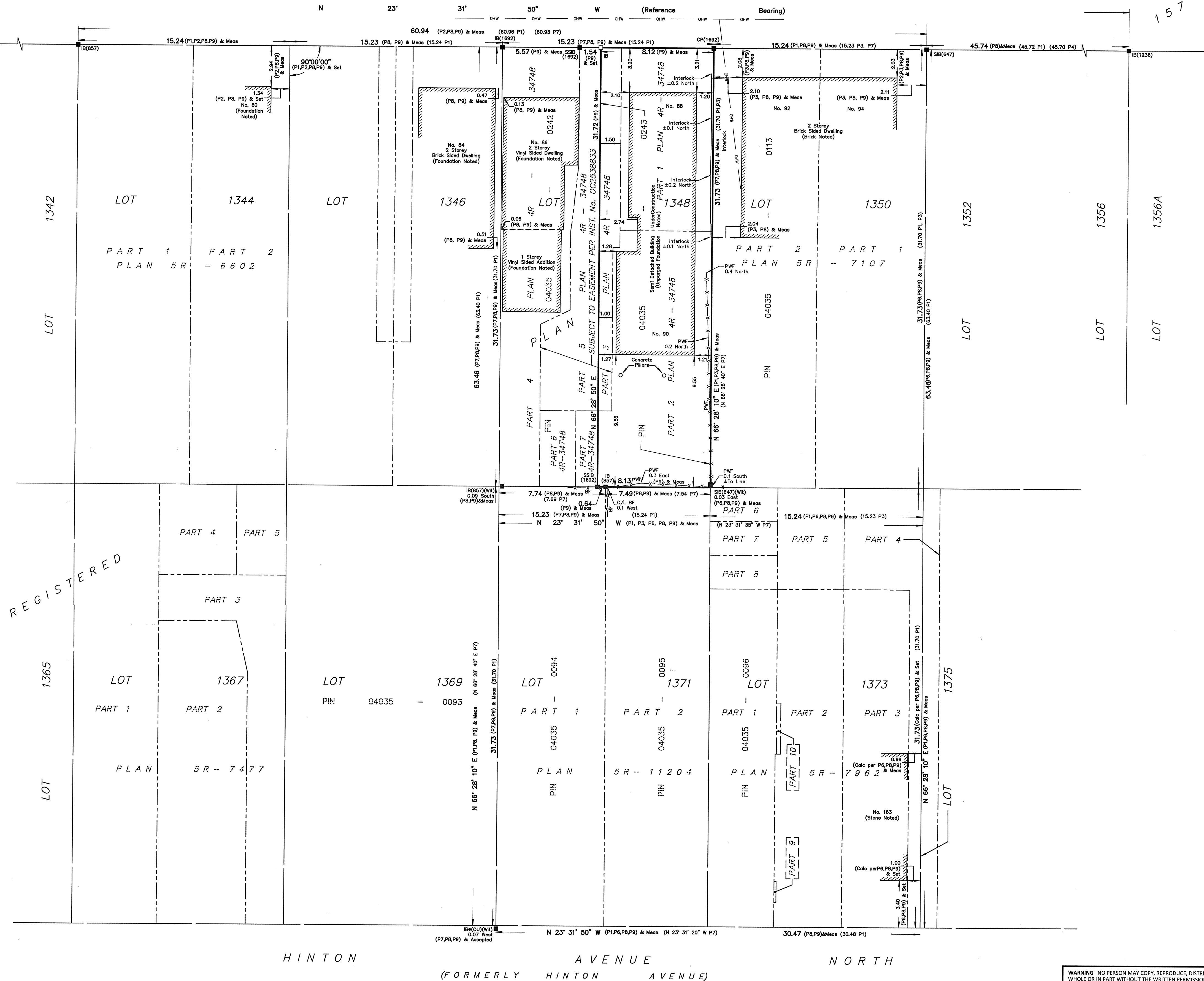
Notes & Legend

—	Denotes	Survey Monument Planted
—	Survey Monument Found	
SIB	Standard Iron Bar	
SSIB	Short Standard Iron Bar	
SSIB*	Short Standard Iron Bar (0.3m Long)	
IB	Iron Bar	
IB6	Round Iron Bar	
CP	Concrete Pin	
CC	Cut Cross	
(WH)	Witness	
Mess	Measured	
(OU)	Origin Unknown	
(P1)	Registered Plan 157	
(P2)	Plan 5R-6602	
(P3)	Plan 5R-7107	
(P4)	Plan by (1236) dated May 20, 2003 (Ref. No. 03-1030)	
(P5)	Plan by (AOC) dated September 5, 2007 (Job No. 7844-07)	
(P6)	Plan 5R-7962	
(P7)	Plan 5R-11204	
(P8)	Plan by (1692) dated October 29, 2020 (File No. 510-20)	
(P9)	Plan 4R-34748	
OW	Overhead Wires	
PWF	Post and Wire	
BF	Board Fence	
SRW	Stone Retaining Wall	
TRW	Timber Retaining Wall	
C/L	Centreline	
—	Property Line	

Committee of Adjustment
Received | Reçu le

2025-10-22

City of Ottawa | Ville d'Ottawa
Comité de dérogation



- PART 2**
- REGISTERED RIGHTS-OF-WAY/EASEMENTS
Part 3 on Plan 4R-34748 is subject to easement per Instrument No. OC2538833.
 - PROPERTY IMPROVEMENTS
The location of the fences in relation to the property lines are noted on the plan. This is a foundation survey only, future structures above foundation level and future site improvements cannot be commented on.
 - COMPLIANCE WITH MUNICIPAL ZONING BYLAWS
Compliance is not certified by this report.
 - ADDITIONAL REMARKS
The building ties are to the unparged concrete foundation walls.

THIS REPORT WAS PREPARED FOR:
CityMater Homes ("The Client"), the Client's solicitors, mortgagees, and other related parties. The undersigned accepts no responsibility for use by other parties. See Part 2 of this Report.

Surveyor's Certificate

- I certify that:
- This survey and plan are correct and in accordance with the Surveys Act, the Surveys Act and the Regulations made under them.
 - The survey was completed on the 17th day of November, 2022.

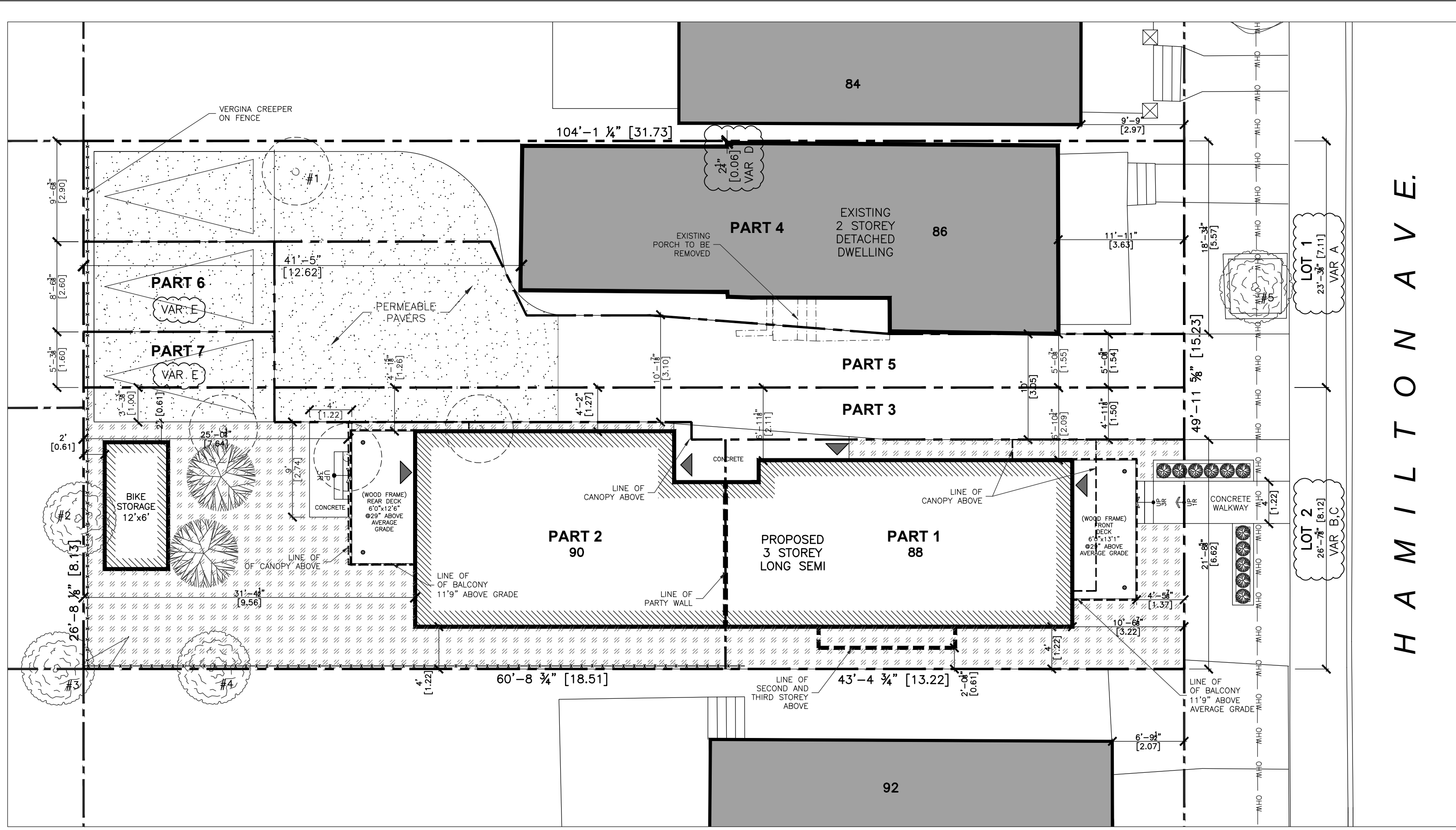
01-24-23
Date
Jamie Leslie
Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number V-38826.
FARLEY, SMITH & DENIS SURVEYING LTD.

ONTARIO LAND SURVEYORS
CANADA LAND SURVEYORS

Unit 275, 30 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J6
TEL (613) 727-8226 E-mail: fdsurveys@bellnet.ca

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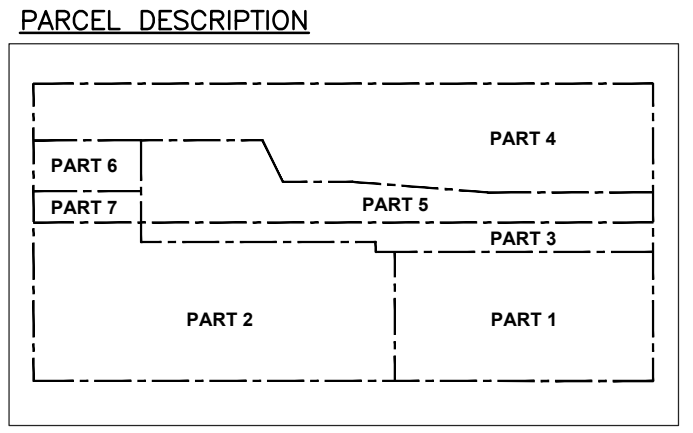
DEVELOPMENT INFORMATION
 TOTAL SITE AREA: 482.9m²
 ZONING: R4UB

LOT 1 (EXISTING DETACHED) PARTS 4, 5, 6, 7

VARIANCES	BYLAW PROVISION	REQUIRED	PROVIDED	* VARIANCES REQ'D
A	MINIMUM LOT WIDTH	7.5m	7.11m*	
	MINIMUM LOT AREA	225m ²	225.2m ²	
	MAXIMUM HEIGHT	10m	EXISTING	
	MINIMUM FRONT YARD SETBACK	4.5m	3.6m EXISTING	
	MINIMUM REAR YARD SETBACK	9.5m	12.6m EXISTING	
D	MINIMUM INTERIOR SIDE YARD SETBACK	1.2m/0.6m	1.5m(E)/0.05m(W)* EXISTING	
	PARKING			

LOT 2 (PROPOSED LONG SEMI DETACHED) PARTS 1, 2, 3

VARIANCES	BYLAW PROVISION	REQUIRED	PROVIDED	* VARIANCES REQ'D
B	MINIMUM LOT WIDTH	10m	8.12m*	
C	MINIMUM LOT AREA	300m ²	257.7m ² *	
	MAXIMUM HEIGHT	10m	9.82m	
	MINIMUM FRONT YARD SETBACK	2.5m (AVERAGE ABUTTING)	3.2m	
	MINIMUM REAR YARD SETBACK	9.5m	9.5m	
	MINIMUM INTERIOR SIDE YARD SETBACK	1.2m/0.6m	0.6m(E)/1.2m(W)	
E	PARKING*	NON ACCESSORY USE FOR PARKING		



BUILDING PROGRAM:
 UNIT AREAS (MEASURED FROM EXT. FACE OF EXT. WALL OR CENTRE LINE OF PARTY WALL TO EXT. FACE OF EXT. WALL, EXCLUDING STAIRS TO SDU)
 UNIT #88: 1,528 FT² (141.9 M²)
 SDU: 456 FT² (42.4 M²)
 UNIT #90: 1,488 FT² (138.2 M²)
 SDU: 450 FT² (41.8 M²)
 TOTAL UNIT AREAS:
 3,922 FT² (364.3 M²)

1 SITE PLAN
 1/8" = 1'-0"

**Committee of Adjustment
 Received | Reçu le**
2025-10-22
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation

SOFT LANDSCAPING ANALYSIS:

- SOFT-LANDSCAPED AREA
- 01 AREA OF FRONT YARD: 203.1 FT² (18.9M²)
- 02 AREA OF SOFT-LANDSCAPED AREA IN FRONT YARD: 132.6 FT² (12.3 M²)
- 03 PERCENTAGE OF SOFT-LANDSCAPED AREA: 65.3%
- (02 ÷ 01)

DRAWING LEGEND:

- EXISTING TREE TO BE REMOVED
- 5.2M x 2.6M PARKING SPACE (TYP.)
- EXISTING TREE TO REMAIN
- NEW TREES
- PERMEABLE PAVERS

GENERAL NOTES
 IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY ERRORS AND OMISSIONS TO THE ARCHITECT. ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS. DO NOT SCALE DRAWINGS. THESE DRAWINGS MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF COLIZZA BRUNI ARCHITECTURE INCORPORATED. COPYRIGHT RESERVED.

ISSUED FOR CONSTRUCTION



COLIZZA BRUNI
 ARCHITECTS

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PROJECT NAME
 88+90 HAMILTON AVENUE

OTTAWA, ON

DRAWING TITLE
 SITE PLAN

DRAWING NO.
 SP1

SCALE
 AS NOTED

DRAWN BY

DATE
 10/13/22

PROJECT NO.
 #026-20

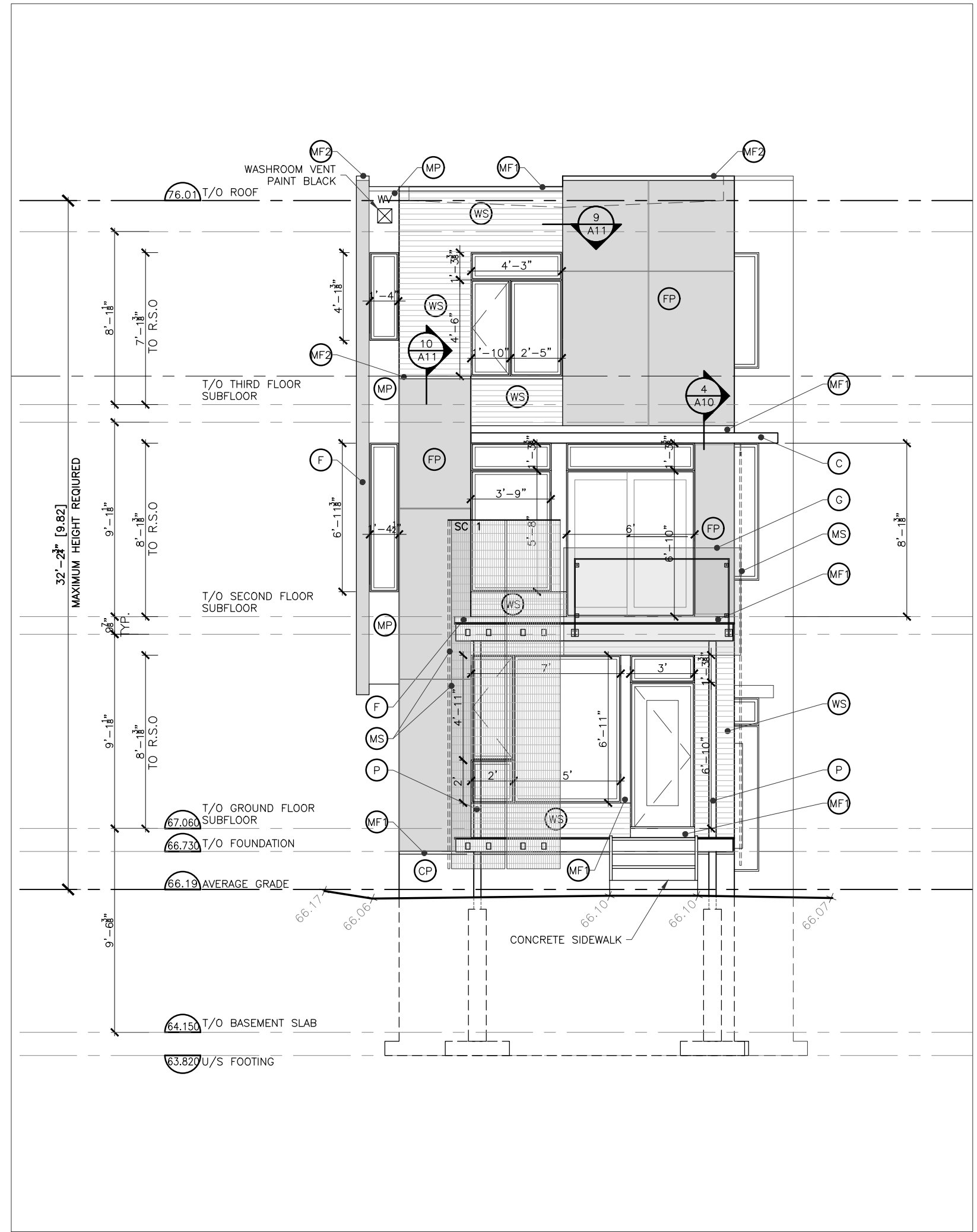
P:\2020\02620_88 HAMILTON 2.0_ARCH\2.3_DRAWINGS\2.3.12_DRAWINGS\2.3.12_LAYOUT_SPT_SITE_PLAN - PLOT DATE: 13-04-22 - LAST SAVED BY: ANAH - LAST SAVED DATE: October 13, 2022

Committee of Adjustment
Received | Reçu le

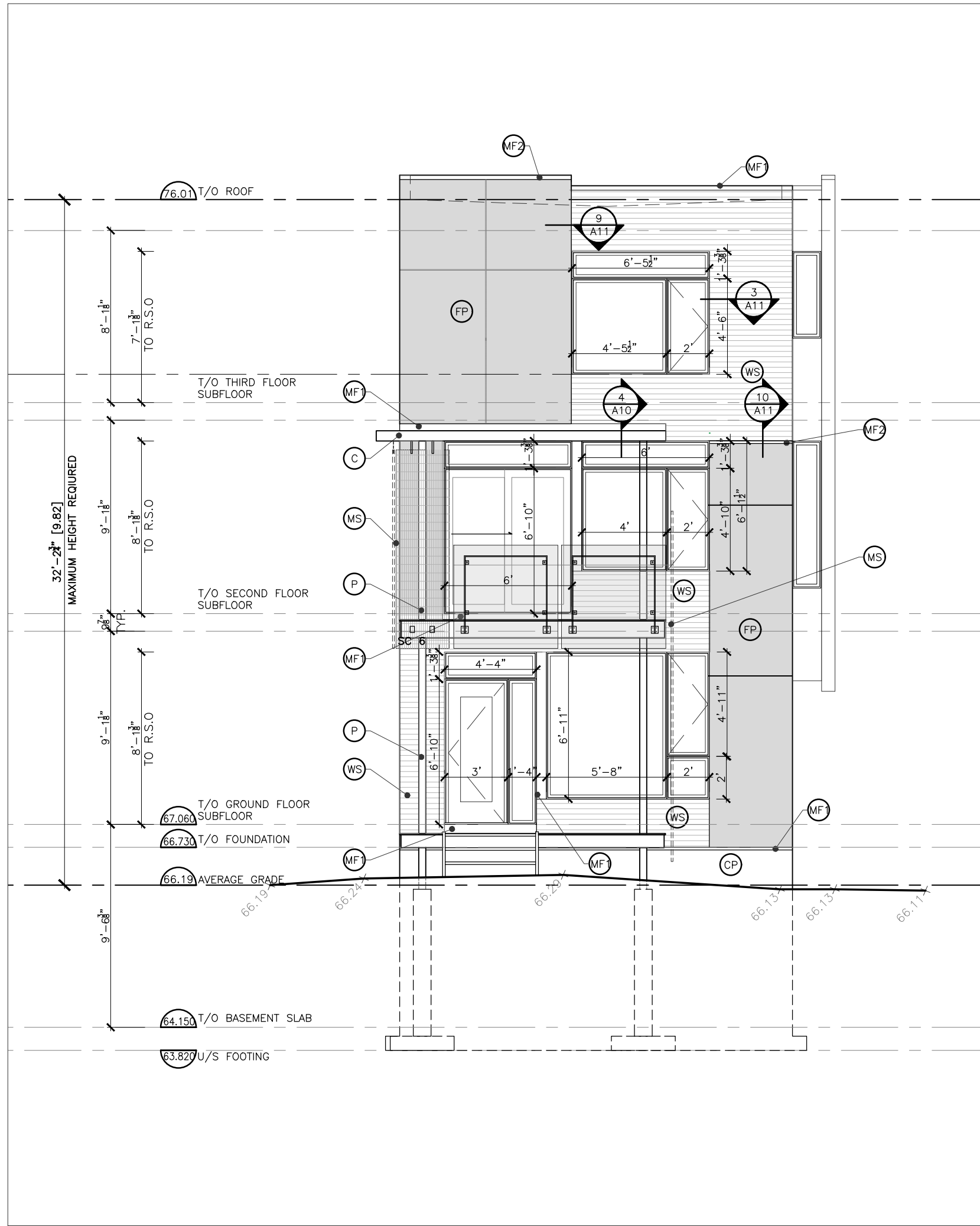
2025-10-22

City of Ottawa | Ville d'Ottawa
Comité de dérogation

06 • METAL CORNICE IS REMOVED FROM THE ELEVATIONS
 • COLOURS OF SIDING AND METALS ARE UPDATED



1 EAST [FRONT] ELEVATION
3/16" = 1'-0"



2 WEST [REAR] ELEVATION
3/16" = 1'-0"

MATERIAL LEGEND:

- WS MAIBEC BRUSHED SIDING
MODERN EM+ 1x6
COLOUR: DEEP CAVIAR
2130-20 BENJAMIN MOORE
- FP 1/4" FINEX CONCRETE PANEL
- MF 26 GA. FLASHING
[COLOUR: BLACK BY IDEAL ROOFING ID8262]
- MF2 26 GA. FLASHING
[COLOUR: STONE GREY BY IDEAL ROOFING ID8305]
- MS METAL SCREEN
(1"x 1/8" STEEL GRATING)
- C STEEL CANOPY
(SEE DETAIL A10)
- CP CEMENT PARGING
- P STEEL POST
(COLOUR: BLACK BY IDEAL ROOFING ID8262)
- MF 22 GA. METAL PANEL
[COLOUR: BLACK BY IDEAL ROOFING ID8262]
- KV KITCHEN VENT
- RD ROOF DRAIN

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NO	REV	DATE	DESCRIPTION
01	22/05/24		FOR STRUCTURAL REVIEW
02	22/05/26		FOR BUILDING PERMIT APPLICATION
03	22/07/19		FOR STRUCTURAL REVIEW
04	22/07/21		FOR BUILDING PERMIT RE-SUBMITTAL
05	22/10/13		ISSUED FOR CONSTRUCTION
06	23/07/14		RE-ISSUED FOR CONSTRUCTION

RE-ISSUED FOR CONSTRUCTION



COLIZZA BRUNI
Architecture

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PROJECT NAME
88+90 HAMILTON AVENUE

DRAWING TITLE
EAST AND WEST ELEVATIONS

SCALE
AS NOTED

DRAWN BY

DATE
7/14/23

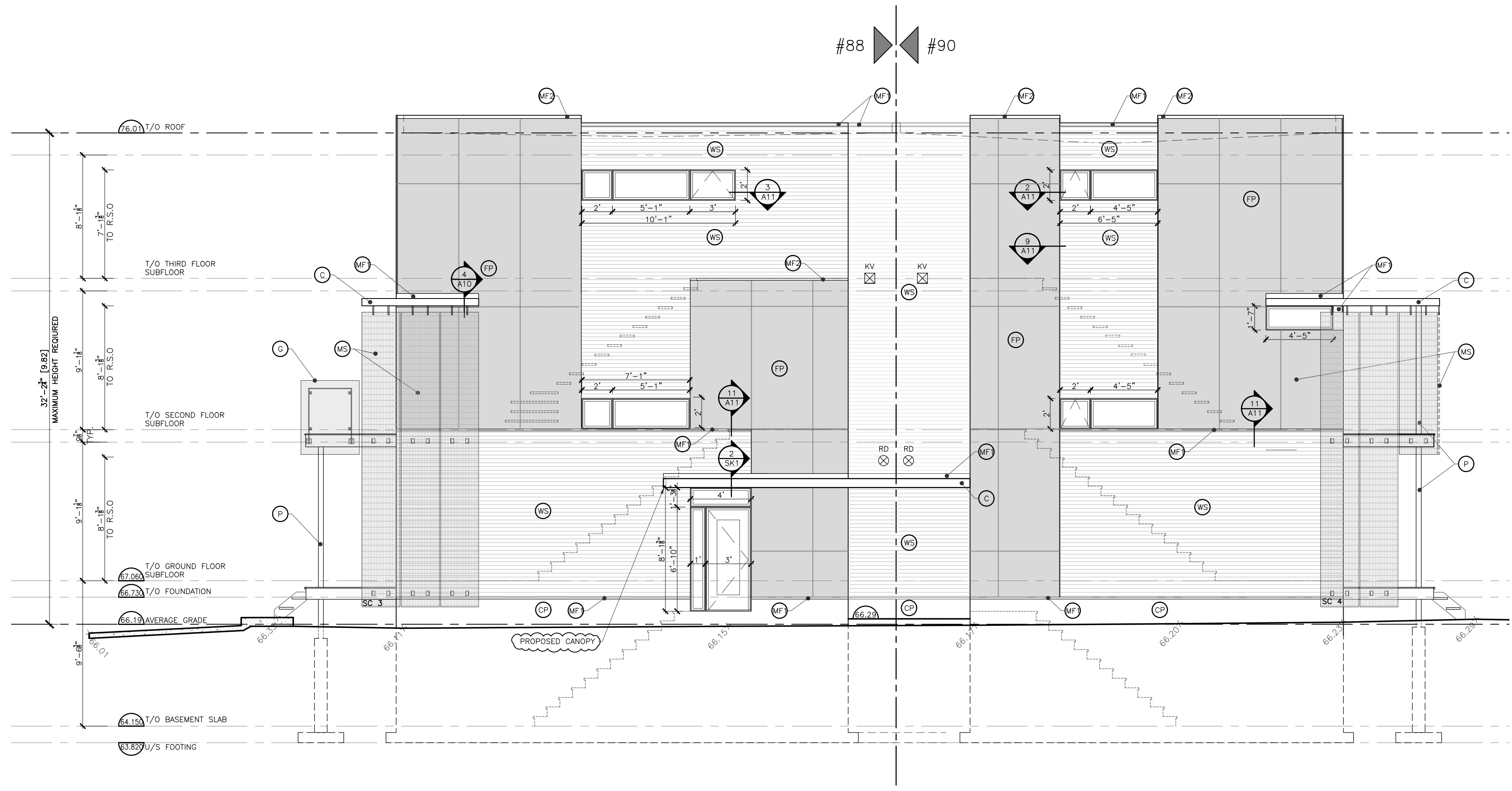
PROJECT NO.
#026-20

A3

P:\2020\0260_86 HAMILTON\2.0 ARCH\2.3 DRAWINGS\2.3.2 PLANS\230713_#0260_86.dwg - LAYOUT A3 EAST WEST ELEVATION - PLOT DATE 14-JUL-23 - LAST SAVED BY AMN - LAST SAVED DATE July 14, 2023

Committee of Adjustment
Received | Reçu le
2025-10-22
City of Ottawa | Ville d'Ottawa
Comité de dérogation

- 07 • METAL CORNICE IS REMOVED FROM THE ELEVATIONS
- COLOURS OF SIDING AND METALS ARE UPDATED
- PROPOSED CANOPY ON NORTH ELEVATION
- SIDING AND PANEL ARRANGEMENTS UPDATED



1 NORTH ELEVATION
3/16" = 1'-0"

MATERIAL LEGEND:

- WS MAIBEC BRUSHED SIDING
MODERN EM+ 1x6
COLOUR: DEEP CAVIAR
2130-20 BENJAMIN MOORE
- FP ¼" FINEX CONCRETE PANEL
- MF 26 GA. FLASHING
[COLOUR: BLACK BY IDEAL ROOFING ID8262]
- MF2 26 GA. FLASHING
[COLOUR: STONE GREY BY IDEAL ROOFING ID8305]
- MS METAL SCREEN
(1"x ½" STEEL GRATING)
- C STEEL CANOPY
(SEE DETAIL A10)
- CP CEMENT PARGING
- P STEEL POST
(COLOUR: BLACK BY IDEAL ROOFING ID8262)
- MF 22 GA. METAL PANEL
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- KV KITCHEN VENT
- RD ROOF DRAIN

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03	22/07/19		FOR STRUCTURAL REVIEW
04	22/07/21		FOR BUILDING PERMIT RE-SUBMITTAL
05	22/10/13		ISSUED FOR CONSTRUCTION
	22/11/08		FOR STRUCTURAL REVIEW
	23/07/14		RE-ISSUED FOR CONSTRUCTION

RE-ISSUED FOR CONSTRUCTION



COLIZZA BRUNI
Architects

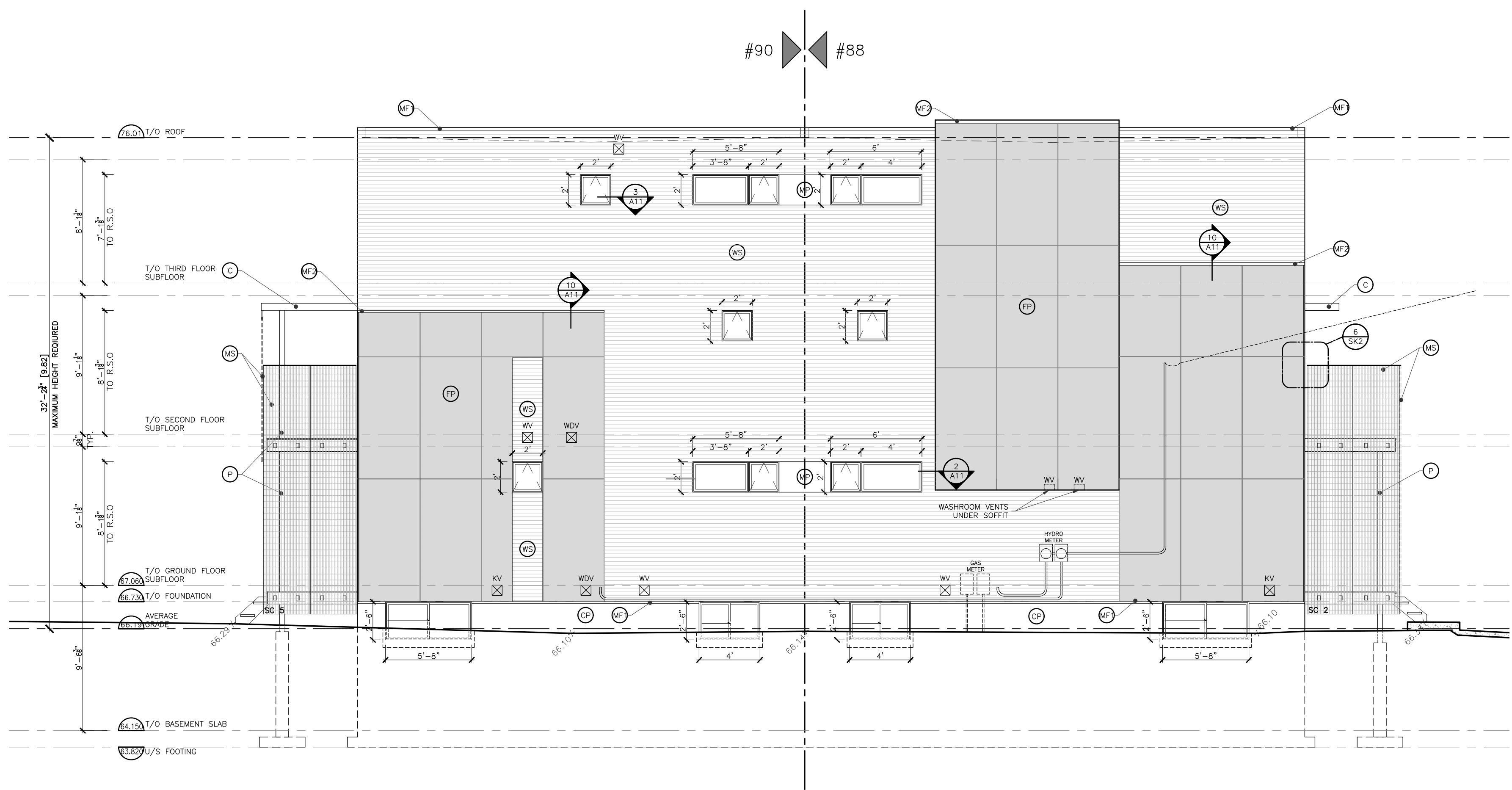
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PROJECT NAME 88+90 HAMILTON AVENUE	
OTTAWA, ON	
DRAWING TITLE NORTH ELEVATION	DRAWING NO. A4
SCALE AS NOTED	DRAWN BY ---
DATE 7/14/23	PROJECT NO. #026-20

P:\2020\0260_88 HAMILTON 2.0_HCP\2.3 DRAWINGS\2.3.2 0260_88+90 HAMILTON (SP1, AC-VI)_06.dwg - LAYOUT A4 NORTH ELEVATION - PLOT DATE 14-JUL-23 - LAST SAVED BY AAH - LAST SAVED DATE JULY 14, 2023

Committee of Adjustment
Received | Reçu le
2025-10-22
City of Ottawa | Ville d'Ottawa
Comité de dérogation

- 06 • METAL CORNICE IS REMOVED FROM THE ELEVATIONS
- COLOURS OF SIDING AND METALS ARE UPDATED
- SIDING AND PANEL ARRANGEMENTS UPDATED



1 SOUTH ELEVATION
3/16" = 1'-0"

MATERIAL LEGEND:

- WS MAIBEC BRUSHED SIDING
MODERN EM+ 1x6
COLOUR: DEEP CAVIAR
2130-20 BENJAMIN MOORE
- FP ¼" FINEX CONCRETE PANEL
- MF 26 GA. FLASHING
[COLOUR: BLACK BY IDEAL ROOFING ID8262]
- MF2 26 GA. FLASHING
[COLOUR: STONE GREY BY IDEAL ROOFING ID8305]
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(1"x ½" STEEL GRATING)
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05	22/10/13	ISSUED FOR CONSTRUCTION	
06	23/07/14	RE-ISSUED FOR CONSTRUCTION	

RE-ISSUED FOR CONSTRUCTION



COLIZZA BRUNI
ARCHITECTURE

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PROJECT NAME
88+90 HAMILTON AVENUE

OTTAWA, ON

DRAWING TITLE
SOUTH ELEVATION

DRAWING NO.
A5

P:\2020\08260_86 HAMILTON\20_ARCH\23 DRAWINGS\2.3.2 PLANS\230713_#02620_86+90 HAMILTON [SP1, 00-07].dwg - LAYOUT AS SHOWN - LAST SAVED DATE: JULY 14, 2023

SCHEDULE				
PART	LOT	PLAN	PIN	AREA (Sq.m.)
1				87.5
2				136.8
3				33.4
4	ALL OF 1348	157	ALL OF 04035 - 0114	139.2
5				63.0
6				14.2
7				8.8

PLAN OF SURVEY OF

LOT 1348
REGISTERED PLAN 157
CITY OF OTTAWA
 FARLEY, SMITH & DENIS SURVEYING LTD. 2022

Scale 1: 150

Metric Note
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Distance Note
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Bearing Note
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For bearing comparisons, a rotation of 0° 33' 08" counter-clockwise was applied to bearings on P1, P2, P3, P4, P5 & P6.

For bearing comparisons, a rotation of 0° 32' 38" counter-clockwise was applied to bearings on P7.

CO-ORDINATES WERE DERIVED FROM CAN-NET REAL TIME NETWORK OBSERVATIONS, MTM ZONE 9, N.A.D. 1983 (ORIGINAL).		
POINT ID	NORTHING	EASTING
(A)	5029098.21	365126.16
(B)	5029000.40	365168.75
01919680005	5027191.26	361496.76
01919680105	5024915.16	373971.65

CO-ORDINATES ARE MTM ZONE 9, N.A.D. 1983 (ORIGINAL), TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10, AND CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

- Notes & Legend**
- Denotes
 - Survey Monument Planted
 - Survey Monument Found
 - Standard Iron Bar
 - SSB
 - SSIB
 - SSIB*
 - IB
 - IBB
 - CP
 - CC
 - (Wit)
 - Witness
 - Meas
 - Measured
 - (P1)
 - Registered Plan 157
 - (P2)
 - Plan 5R-6602
 - (P3)
 - Plan 5R-7107
 - (P4)
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 - (P5)
 - Plan by (AOG) dated September 5, 2007 (Job No. 7844-07)
 - (P6)
 - Plan 5R-7962
 - (P7)
 - Plan 5R-11204
 - (P8)
 - Plan by (1692) dated October 29, 2020 (File No. 510-20)
 - CLF
 - Overhead Wires
 - Chain Link Fence
 - PWF
 - Post and Wire
 - SRW
 - Board Fence
 - TRW
 - Stone Retaining Wall
 - C/L
 - Timber Retaining Wall
 - Centreline

Surveyor's Certificate

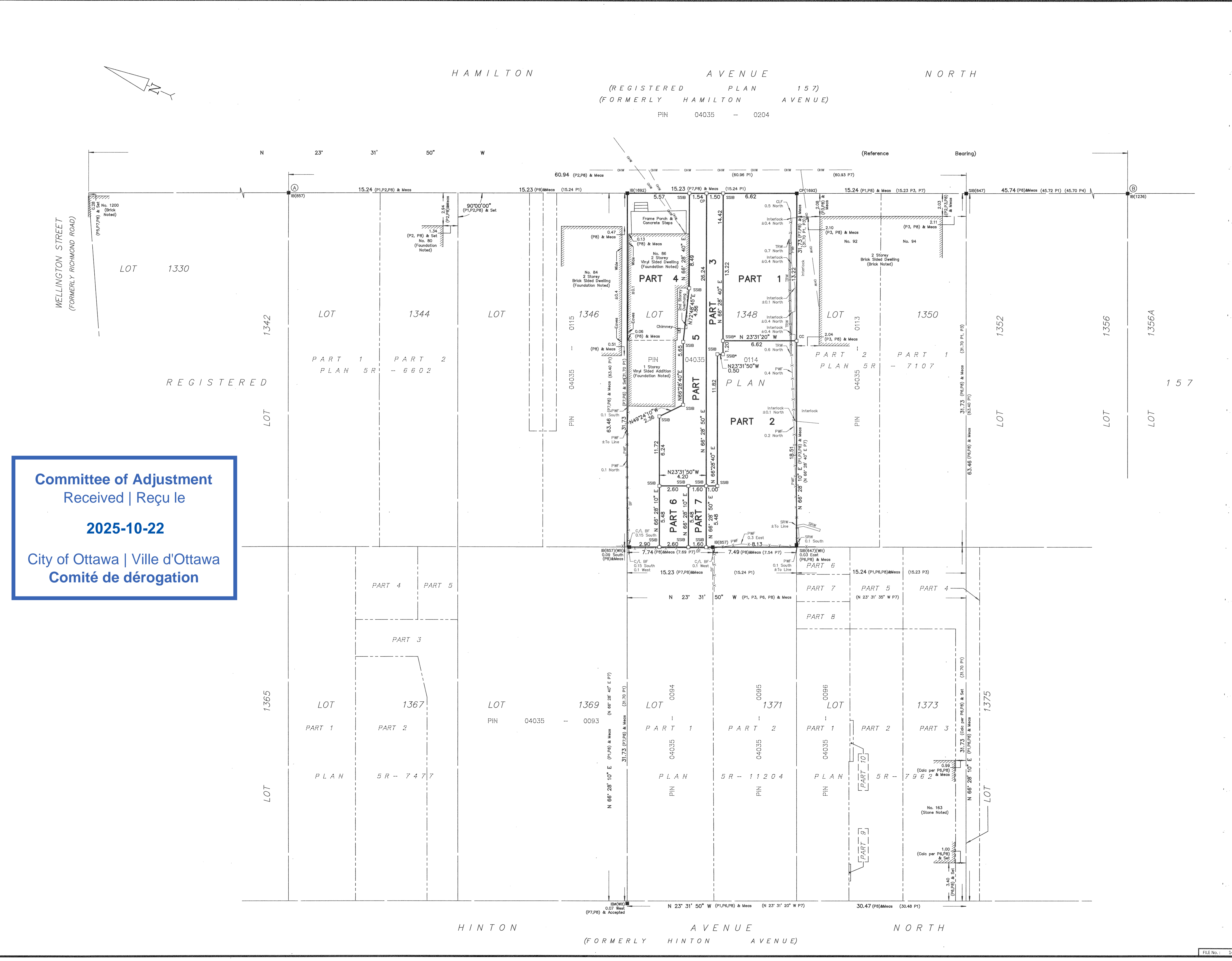
I certify that:
 1. This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the Land Titles Act and the Regulations made under them.
 2. The survey was completed on the 29th day of June, 2022.

July 7/22
 Date
 Daniel Robinson
 Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number V-28511.

FARLEY, SMITH & DENIS SURVEYING LTD.

ONTARIO LAND SURVEYORS
 CANADA LAND SURVEYORS
 Unit 275, 30 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J5
 TEL. (613) 727-8226 FAX. (613) 727-1826



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 Comité de dérogation